

10/15/07 - Monday, October 15, 2007

CITY OF EAU CLAIRE

PLAN COMMISSION MINUTES

Meeting of October 15, 2007

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Levandowski, Larson, FitzGerald, Kayser, Waedt, Hughes, Kaiser, Vande Loo

Staff Present: Messrs. Tufte, Reiter, Genskow, Ivory

The meeting was chaired by Mr. Levandowski.

1. **REZONING (Z-1400-07) - TR-1A and R-3P to R-3P, Princeton Crossing Condos**
and
PRELIMINARY CONDO PLAT (P-9-07) - Princeton Crossing Condos
and
SITE PLAN (SP-0742) - Princeton Crossing Condos

Mr. Tufte reported that the applicant has called and requested postponement of this item. The City will re-notify all adjacent properties of any new hearing.

Mr. Kaiser moved to postpone consideration at the applicant's request. Mr. Kayser seconded and the motion carried.

2. **CONDITIONAL USE PERMIT (CZ-0724) - Restaurants on Water Street**

Mr. Kaiser chaired this item.

Goldridge Group has submitted a request to allow two restaurants (Subway and Burrachos) at 329 Water Street. The Water Street Commercial District Plan allows restaurants and taverns as a conditional use permit. Both restaurants will be located within the former Kerms Supermarket building as tenants facing Water Street. Other retail uses will be located to the rear. The Burrachos restaurant will also sell alcohol with the food on a limited basis and is proposing an outdoor dining patio located near the street, which will be enclosed with a fence. The Waterways and Parks Commission recommended approval, with a brick facade placed on the trail side of the rear of the building as originally submitted plans indicated.

Bob Johnson, architect representing the developer, spoke in support. He stated that the developer is in agreement with the conditions, except that he would like up to three years to finish the rear of the building with brick facing. They had no problem with additional garbage cans put along the sidewalk.

No one appeared in opposition.

Mr. FitzGerald moved to approve the request with the conditions listed in the staff report, amending condition #4 so that the south wall shall have a bricked facade as originally submitted by the applicant, and adding #8 that two garbage cans matching the existing Water Street trash containers be placed along the sidewalk. Mr. Waedt seconded and the motion carried. Mr. Levandowski abstained.

3. **CONDITIONAL USE PERMIT (CZ-0729) - Garage, 3720 Glen Crest Court**

Troy Berg has submitted a request to allow a detached garage in excess of accessory use standards for this residence at 3720 Glen Crest Court. There is an existing 26' x 24' (624 sq. ft.) garage attached to the home. He is proposing a 26" x 30" detached garage in the rear yard which will be 19'8" in height. This is a larger than typical city lot with many trees. Many homes in the neighborhood have double or triple garages.

No one appeared in support or opposition.

Mr. FitzGerald moved to approve the request. Mr. Vande Loo seconded and the motion carried.

4. **CERTIFIED SURVEY MAP (CSM-5-07) - Hwy. 93, Towns of Washington and Pleasant Valley**

Heiss-Loken has submitted a Certified Survey Map (CSM) with right-of-way dedication for Tamara Drive located on the west side of Hwy. 93, south of Walnut Road, in the Towns of Washington and Pleasant Valley. The property consists of 36.3 acres with one residence located in the Town of Pleasant Valley. Applicant wishes to extend Tamara Drive south into the property and create other lots for residential development. However, due to Eau Claire County requirements for CSMs, the owner can only provide 3 residential lots since the fourth lot is an outlot. This change in the CSM makes the survey in conformance with the City's Subdivision Code of 1/10 acres and staff now recommends approval.

No one appeared in support.

Mr. Kaiser moved to recommend approval. Mr. FitzGerald seconded and the motion carried.

5. **FINAL CONDO PLAT (P-8-07) - White Oak Commons Condominium Plat**

Ayres Associates has submitted the final condo plat for White Oak Commons Condominium located on Commonwealth Avenue and Keystone Crossing. The final plat is consistent with the preliminary plat.

No one appeared in support.

Mr. Vande Loo moved to recommend approval with the condition listed in the staff report. Mr. Kaiser seconded and the motion carried.

6. **SITE PLAN (SP-0746) - Duplex, Mitchell Street**

Wurzer Builders has submitted a site plan for a proposed duplex located on Mitchell Avenue. The site is platted as Lots 35 and 36, Fairfax Parkside Addition. The proposed duplex meets the building facade requirements of the Multi-family Housing Design Manual.

Mr. Waedt moved to approve the site plan with the condition listed in the staff report. Mr. Kayser seconded and the motion carried.

7. **SITE PLAN (SP-0747) - Two Duplexes, W. Shorewood Drive**

Wissota Properties has submitted a site plan for two duplexes located on the north side of West Shorewood Drive. The buildings are proposed to be setback 60 feet from the right-of-way, which is consistent with the original plat. The design of the duplexes meets the Multi-family Design Manual.

Fred Des Forges, seller of the property, spoke in support. He stated that the new owner is aware of the need to provide rain gardens along W. Shorewood Drive.

Mr. FitzGerald moved to approve the site plan with the condition listed in the staff report. Mr. Vande Loo seconded and the motion carried.

8. **SITE PLAN (SP-0748) - Globe University, Bullis Farm Road**

Ayres Associates has submitted a site plan for a

Disa Wahlstrand, Ayres Associates, and Keith Schupp, Winkelman Building, appeared in support to answer questions. There will be a covered dog run in the rear of the building.

Mr. Vande Loo moved to approve the site plan with the conditions listed in the staff report. Mr. Kaiser seconded and the motion carried.

9. **SITE PLAN (SP-0749) - Maletto Packaging, Inc, Addition, Hogarth Street**

Mr. Tufte reported that the applicant has requested the item be withdrawn.

Mr. Kayser moved to accept the withdrawal. Mr. Waedt seconded and the motion carried.

10. **SITE PLAN (SP-0750) - Fitness Center, Lorch Avenue**

Dan Young has submitted a site plan for a new fitness center and retail use located at 3225 Lorch Avenue. The site is 6.1 acres. The building meets setbacks and is approximately 73,500 square feet. There is space for an indoor athletic field, swimming pool, basketball court, and other related fitness club activities. The applicant has submitted a parking analysis showing the demand is 273 stalls and they will provide 309 stalls. The site will be accessed by a temporary "private" drive from Lorch Avenue using a 33' wide existing easement, which must be dedicated to the City for a future street.

Dan Young, applicant, spoke in support. He

Mr. Larson questioned the grades that were shown and asked about the stability of the rear hillside and what steps will be taken to prevent erosion. Mr. Genskow responded that an engineered plan would be required for the east slope.

Mr. Kaiser moved to approve the site plan with the conditions listed in the staff report and amending to condition #11 that the owners must obtain City approval prior to sponsoring any event which requires more parking than is available on site. Mr. Waedt seconded and the motion carried. Mr. Larson voted no.

11. **DISCUSSION**

A. Message Center Design Criteria

Mr. Ivory reviewed with the commission design criteria for message center signs which the Plan Commission had previously discussed at a public hearing on August 6, 2007. The commissioners commented on leaving the maximum area of 50% message center for a permitted ground sign but removing the 32 square foot maximum size requirement. By hand vote the majority favored the 50% limit to message centers for ground signs. The commission also discussed allowing animation, but only on major roadways such as the interstate. There was a majority consensus to consider by

conditional use permit, animation on such roadways. Staff will return with a revised ordinance for public hearing.

Brett Geboy, representing the Eau Claire Chamber of Commerce, stated that it was the Chamber's position that the 32 square foot limit on size was removed. He also felt that the use of animation was discussed by the Commission and that they not prohibit animation.

B. 2006 Development Report

Mr. Ivory presented the 2006 Development Report to commissioners, which summarizes development of the City by building types and areas of the City. The report is available to the public at City Hall.

Minutes

The minutes of the meeting of October 1, 2007, were approved.

Fred Waedt
Secretary